

MAPLE GROVE
PLANNING COMMISSION
April 12, 2021

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on April 12, 2021 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Lamothe called the meeting to order at 7:00 p.m.

PLEDGE OF
ALLEGIANCE

ROLL CALL

Planning Commission members present were Chair Craig Lamothe, Chris Ayika, Lorie Klein, Susan Lindeman, Chuck Lenthe, Michael Ostaffe, and Joe Piket. Present also were Karen Jaeger, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; and Scott Landsman, City Attorney.

ITEMS TO BE
REMOVED FROM
THE AGENDA

None.

CONSENT ITEMS

The following Consent Items were presented for the Commission's approval:

MINUTES

A. Regular Meeting – March 29, 2021

Motion by Commissioner Ayika, seconded by Commissioner Klein, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

CONSIDERATION
OF ITEMS PULLED
FROM CONSENT
AGENDA

None.

REVIEW OF THE
CITY COUNCIL
MINUTES FROM

Mr. Hogeboom reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. It was noted the Council would be holding a worksession meeting next Monday to continue discussion the

THEIR REGULAR
MEETING OF
APRIL 5, 2021

OLD BUSINESS

PUBLIC HEARING

SHAKE SHACK

PRISA ARBOR
LAKES, LLC

12459 ELM CREEK
BOULEVARD
NORTH

PLANNED UNIT
DEVELOPMENT
DEVELOPMENT
STAGE PLAN
AMENDMENT TO
CONSTRUCT A
STAND-ALONE
3,200 SQUARE
FOOT
RESTAURANT TO
INCLUDE A
DRIVE-THROUGH
IN THE
NORTHWEST
QUADRANT OF
THE PROPERTY

recently completed housing study as well as the Main Street revitalization project

Motion by Commissioner Lindeman, seconded by Commissioner Lenthe, to remove this item from the table. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Mr. Hogeboom stated the Shoppes at Arbor Lakes is seeking an amendment to its concept plan to allow a drive-through to be constructed as part of the planned Shake Shack restaurant. Shake Shack, which was initially approved in March, 2020, would be a stand-alone restaurant building located between the shopping center's primary access drive onto Elm Creek Boulevard and Red Lobster. On March 29, 2021, the Planning Commission held a public hearing for the proposal. The proposal was ultimately tabled, so that the applicant could consider the following:

- Enhanced pedestrian connections to the existing shopping center.
- Vehicle stacking planning for peak drive-through traffic.
- Possible orientation shift of the building, to allow for the preservation of parking spaces nearest to the existing Potbelly's location,

Mr. Hogeboom explained per the Planning Commission's request, the applicant has provided an alternate site layout plan. However, the applicant still wishes to move forward with the original plan, enhanced with pedestrian ramps and an additional ADA accessible parking space to serve Potbelly's. The original plan will preserve parking availability for existing businesses, while keeping the building as close as possible to the existing shopping center. This will allow synergy between the new restaurant and the main portion of the shopping center, and create the smallest amount of site disturbance. Staff feels that after reviewing alternative layouts, the original layout, with the modifications mentioned, is the most efficient and productive option.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Planned Unit Development Agreement and a Resolution approving the Shake Shack PUD non-residential development stage plan amendment, subject to:

1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:
 - a. The Engineering Department dated February 24, 2021 and March 24, 2021
 - b. The Fire Department dated March 8, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

The applicant was at the meeting to answer questions.

Michael Landstad, General Manager of the Shoppes at Arbor Lakes, thanked the Commission for reconsidering this item. He explained he heard the concerns that were voiced and noted two alternative plans were considered between the shopping center owner and the Shake Shack. He discussed how it was so important for the Shake Shack to have a drive through. He commented on how the proposed location of the building was optimal for parking and vehicular traffic flow purposes. He requested the Commission support the original plan with the noted pedestrian improvements.

Jeff Westendorf, Westwood Engineering, reviewed two different site plans with the Commission and described how overflow stacking would occur in the parking lot. He explained the building would be disconnected from the shopping center if pushed to the north. He reported the original plan was the best option as it offered the most stacking and parking for the site. He commented further on the proposed sidewalk connections and pedestrian ramps that would be installed.

Commissioner Piket asked how parking would be managed if the drive through were to overflow into the parking lot. Mr. Westendorf stated he did not see this occurring. He anticipated if the drive through were to get backed up, patrons could elect to go into the restaurant for service.

Commissioner Lindeman asked if one normal stall would be lost for the ADA parking stall. Mr. Westendorf reported this was the case.

Commissioner Lindeman discussed how the Potbelly parking would be impacted by the Shake Shack. She questioned if Potbelly supported the proposed project. Mr. Landstad reported this project has been in the works for the past year. He explained there was 265 parking stalls available on the northwest surface lot for Potbelly patrons.

Commissioner Piket reiterated that when this request was originally approved, the Shake Shack did not include a drive through. He commented further on how the drive through had impacted the site.

Commissioner Ostaffe asked if there had been any thought given to putting in a marked walkway between two of the islands to show people where to be crossing. Mr. Landstad stated he supported this suggestion.

Commissioner Lenthe commented he could only support this request if the building were rotated and relocated. He stated he wanted the parking protected for Potbelly and he wanted to provide better access to the drive through lanes. He understood this would require negotiations with other businesses, but he believed this was the best option for the site.

Chair Lamothe concurred with Commission Lenthe. He explained if not for the reciprocal agreement with Red Lobster, the Commission would be looking at a different building layout. He indicated he supported the original project without a drive through. He stated he wasn't thrilled about the addition of the drive through and could only support it if the building were reoriented. He encouraged the property owner to renegotiated with Red Lobster in order to find a better design for this site.

Commissioner Ayika stated at the last Planning Commission meeting the Commission requested further information regarding the agreement the Shoppes had with Red Lobster. He indicated the Commission has not been provided an update on this topic. He questioned what the concerns or constraints were in working with Red Lobster. Mr. Landstad stated this would involve engaging with an attorney to speak with Red Lobster ownership. Internally, his conversation has been regarding why Red Lobster would want to

have their parking reduced. He stated there was no motivation to have this occur. He reiterated this would be the second drive through the Shake Shack would have in the country.

Further discussion ensued regarding the parking situation for Potbelly and the Shake Shack.

Commissioner Ostaffe explained Potbelly had not voiced any concerns regarding the parking situation to date.

Chair Lamothe discussed how Portillo's impacted the surrounding uses when it moved into Maple Grove. Mr. Landstad explained an adjacent business owner originally had concerns with Portillo's but has since taken back his concerns and believed the Portillo's was a nice addition to the area. He reported he has not heard from any representatives from Potbelly expressing concerns about parking.

Commissioner Piket stated while he likes the other orientation, he would be supporting the request of the applicant. He discussed the additional costs that would have to be incurred in order to reorient the building.

Commissioner Lindeman agreed with Commissioner Piket. She indicated the Shoppes at Arbor Lake is saying this is the best orientation for the shopping center. While she had concerns regarding traffic, she anticipated this issue would resolve itself over time.

Commissioner Ostaffe stated the issue regarding parking has been mitigated by coming from 60 to 170 internal spots. He appreciated the Shoppes at Arbor Lakes efforts to address the parking concerns.

Chair Lamothe thanked the applicant for addressing the pedestrian concerns.

Commissioner Ayika asked if a public hearing had to be held on this matter.

Chair Lamothe stated the public hearing was closed at the last meeting. He explained he could open the meeting for public comments at this time. Mr. Hogeboom reported there were no members of the public that wished to speak at this time.

Motion by Commissioner Lindeman, seconded by

Commissioner Piket, to recommend that the City Council direct the City Attorney to draft a Planned Unit Development Agreement and a Resolution approving the Shake Shack PUD non-residential development stage plan amendment, subject to:

- 1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:**
 - a. The Engineering Department dated February 24, 2021 and March 24, 2021**
 - b. The Fire Department dated March 8, 2021**

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Commissioner Ayika recommended the Shoppes at Arbor Lakes redo the pedestrian crossing markings.

Upon call of the motion by Chair Lamothe, there were five ayes and two nays (Chair Lamothe and Commissioner Lenthe opposed). Motion carried.

NEW BUSINESS

No items to present.

DISCUSSION ITEMS

There were no discussion items.

ADJOURNMENT

Motion by Commissioner Piket, seconded by Commissioner Lenthe, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Chair Lamothe adjourned the meeting at 7:44 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for April 26, 2021.